



W3245683

E# 3245683 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
13-JUL-22 4:11 PM FEE \$40.00 DC
REC FOR: PEGASUS INVEST (NIELSEN)

Application for Assessment and Taxation of Agricultural Land UCA 59-2-501 to 515

Account Number: 4520

Change Date: 03-FEB-2022

Owner and Lessee Information

Owner's Name: PEGASUS INVESTMENT HOLDINGS LLC

Mailing Address: 455 N 5900 W

City, State: OGDEN UT

Zip: 844049178

Phone:

Lessee's Name: _____

Mailing Address: _____

City, State: _____

Zip: _____

Property Information

Total Acres: 149.66

Serial Numbers: 100340031

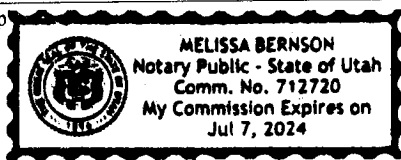
Legal Description: SEE ATTACHED

Certification

Read the following and sign below. Signature(s) must be notarized.

I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 59-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of \$10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Notary Stamp



Owner _____ Date

X _____

Owner _____ Date

X _____

Owner _____ Date

X _____

Owner _____ Date

X _____

Owner _____ Date

X _____

Owner _____ Date

X _____

Date Subscribed and Sworn

Notary Signature

County Assessor Signature

Date

X

Angela Hill

7-5-22

6/30/2022
[Signature]

[Signature] _____ Date
6-30-22

Account 4520

Serial Number: 100340031 Acres: 149.66 Desc Chg: 03-FEB-2022

11 PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH,
12 RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, WARREN,
13 WEBER COUNTY, UTAH. BEGINNING AT THE SOUTHEAST CORNER OF SAID
14 SECTION 12, AND RUNNING THENCE NORTH 89D04'15" WEST 2,592.68
15 FEET ALONG THE SECTION LINE TO THE SOUTH QUARTER CORNER OF
16 SAID SECTION 12; THENCE NORTH 0D22'24" WEST 2,646.20 FEET
17 ALONG THE QUARTER SECTION LINE TO THE CENTER OF SAID SECTION
18 12; THENCE SOUTH 89D03'32" EAST 2,645.45 FEET ALONG THE
19 QUARTER SECTION LINE TO THE EAST QUARTER CORNER OF SAID
20 SECTION 12; THENCE SOUTH 0D46'09" WEST 50.17 FEET ALONG THE
21 SECTION LINE TO THE CENTER LINE OF WARREN CANAL EXTENDED;
22 THENCE SOUTH 41D31'27" WEST 404.40 FEET ALONG SAID CENTER LINE
23 OF WARREN CANAL; THENCE SOUTH 0D46'09" WEST 11.83 FEET; THENCE
24 SOUTH 89D13'51" EAST 264.00 FEET TO THE SECTION LINE; THENCE
25 SOUTH 0D46'09" WEST 967.81 FEET ALONG SAID SECTION LINE;
26 THENCE NORTH 84D38'40" WEST 333.29 FEET TO A POINT OF
27 CURVATURE; THENCE WESTERLY ALONG THE ARC OF A 112.00 FOOT
28 RADIUS CURVE TO THE LEFT A DISTANCE OF 104.24 FEET (DELTA
29 ANGLE EQUALS 53D19'28", LONG CHORD BEARS SOUTH 68D41'36" WEST
30 100.52 FEET); THENCE SOUTH 42D01'53" WEST 33.21 FEET; THENCE
31 NORTH 88D36'52" WEST 344.00 FEET TO A POINT OF CURVATURE;
32 THENCE SOUTHWESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS
33 CURVE TO THE LEFT A DISTANCE OF 38.63 FEET (DELTA ANGLE EQUALS
34 55D20'14", LONG CHORD BEARS SOUTH 63D43'01" WEST 37.15 FEET);
35 THENCE SOUTH 36D02'54" WEST 110.87 FEET TO A POINT OF
36 CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 235.00 FOOT
37 RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.32 FEET (DELTA
38 ANGLE EQUALS 09D35'09", LONG CHORD BEARS SOUTH 40D50'28" WEST
39 39.27 FEET); THENCE SOUTH 45D38'03" WEST 114.00 FEET TO A
40 POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A
41 225.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 95.59 FEET
42 (DELTA ANGLE EQUALS 24D20'31", LONG CHORD BEARS SOUTH 41D38'30
43 EAST 94.87 FEET); THENCE SOUTH 53D48'45" EAST 46.52 FEET TO A
44 POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 20.00
45 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.89 FEET (DELTA
46 ANGLE EQUALS 97D04'42", LONG CHORD BEARS SOUTH 05D16'24" EAST
47 29.98 FEET); THENCE SOUTH 43D15'56" WEST 9.96 FEET; THENCE
48 SOUTH 45D23'24" EAST 37.78 FEET TO THE NORTHERLY LINE OF CANAL
49 AND A POINT OF CURVATURE; THENCE SIX (6) COURSES ALONG SAID
50 NORTHERLY LINE AS FOLLOW: (1) EASTERLY ALONG THE ARC OF A
51 40.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.20 FEET
52 (DELTA ANGLE EQUALS 44D41'08", LONG CHORD BEARS SOUTH
53 67D43'58" EAST 30.41 FEET); (2) NORTH 89D55'28" EAST 320.30
54 FEET TO A POINT OF CURVATURE; (3) EASTERLY ALONG THE ARC OF A
55 188.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 45.95 FEET
56 (DELTA ANGLE EQUALS 14D00'19", LONG CHORD BEARS NORTH

Account 4520

Serial Number: 100340031 Acres: 149.66 Desc Chg: 03-FEB-2022

57 82D55'19" EAST 45.84 FEET); (4) NORTH 75D55'09" EAST 371.76
58 FEET TO A POINT OF CURVATURE; (5) EASTERLY ALONG THE ARC OF A
59 190.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.86
60 FEET (DELTA ANGLE EQUALS 14D44'01", LONG CHORD BEARS NORTH
61 83D17'09" EAST 48.72 FEET); AND (6) SOUTH 89D20'50" EAST 66.86
62 FEET TO THE SECTION LINE; THENCE SOUTH 0D46'09" WEST 999.45
63 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.
64 CONTAINS: 150.296 ACRES.

65 LESS & EXCEPTING: BEGINNING 2 RODS WEST OF THE SOUTHEAST
66 CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT
67 LAKE MERIDIAN, US SURVEY; THENCE NORTH 120 RODS; THENCE WEST 1
68 ROD; THENCE SOUTH 120 RODS; THENCE EAST 1 ROD TO THE PLACE OF
69 BEGINNING.

70
71 [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN
72 AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS
73 CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]